

090.0

0002

0003.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

576,500 / 576,500

USE VALUE:

576,500 / 576,500

ASSESSED:

576,500 / 576,500



PROPERTY LOCATION

No	Alt No	Direction/Street/City
175		WASHINGTON ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MATSON KATE/ETAL	
Owner 2: HARVEY MARK S	
Owner 3:	

Street 1: 175 WASHINGTON ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION	
This parcel contains 6,636 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1924, having primarily Wood Shingle Exterior and 920 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)						
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type
101	One Family		6636		Sq. Ft.	Site

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		6636.000	139,700	3,400	433,400	576,500			57547
Total Card		0.152	139,700	3,400	433,400	576,500	Entered Lot Size		GIS Ref
Total Parcel		0.152	139,700	3,400	433,400	576,500	Total Land:		GIS Ref
Source: Market Adj Cost			Total Value per SQ unit /Card:	626.63	/Parcel:	626.6	Land Unit Type:		Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	139,700	3400	6,636.	433,400	576,500	576,500	Year End Roll	12/18/2019
2019	101	FV	142,300	3400	6,636.	439,500	585,200	585,200	Year End Roll	1/3/2019
2018	101	FV	142,300	3400	6,636.	328,100	473,800	473,800	Year End Roll	12/20/2017
2017	101	FV	142,300	3400	6,636.	297,200	442,900	442,900	Year End Roll	1/3/2017
2016	101	FV	142,300	3400	6,636.	284,800	430,500	430,500	Year End	1/4/2016
2015	101	FV	124,900	3400	6,636.	241,400	369,700	369,700	Year End Roll	12/11/2014
2014	101	FV	124,900	3400	6,636.	229,100	357,400	357,400	Year End Roll	12/16/2013
2013	101	FV	124,900	3400	6,636.	217,900	346,200	346,200		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOROYAN HENRY	25378-499		5/31/1995		153,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/13/2008	923	Re-Roof	7,200	C					10/20/2018	MEAS&NOTICE	HS	Hanne S
									4/6/2009	Meas/Inspect	197	PATRIOT
									3/15/2000	Inspected	264	PATRIOT
									1/28/2000	Mailer Sent		
									1/28/2000	Measured	264	PATRIOT
									12/1/1981		CM	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6636		Sq. Ft.	Site		0	70.	0.93	5									433,355						433,400	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type: 2 - Bungalow				Full Bath: 1	Rating: Average																						
Sty Ht: 1 - 1 Story				A Bath:	Rating:																						
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																						
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																						
Frame: 1 - Wood				1/2 Bath:	Rating:																						
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																						
Sec Wall:			%	OthrFix:	Rating:																						
Roof Struct: 2 - Hip				OTHER FEATURES				RESIDENTIAL GRID																			
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1																	
Color: BLUE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O																		
View / Desir:				Fpl:	Rating:			Other																			
GENERAL INFORMATION				WSFlue:	Rating:			Upper																			
Grade: C - Average								Lvl 2																			
Year Blt: 1924	Eff Yr Blt:							Lvl 1																			
Alt LUC:	Alt %:							Lower																			
Jurisdct:	Fact: .							Totals	RMS: 4	BRs: 2	Baths: 1	HB															
Const Mod:				CONDOS INFORMATION				REMODELING								RES BREAKDOWN											
Lump Sum Adj:				Location:				Exterior:	No Unit	RMS	BRS	FL															
INTERIOR INFORMATION				Total Units:				Interior:	1	4	2																
Avg Ht/FL: STD				Floor:				Additions:																			
Prim Int Wall: 2 - Plaster				% Own:				Kitchen:																			
Sec Int Wall:		%		Name:				Baths:																			
Partition: T - Typical				DEPRECIATION				Plumbing:																			
Prim Floors: 3 - Hardwood				Phys Cond: AV - Average	31. %	Functional:		Electric:																			
Sec Floors:		%		Economic:		Special:		Heating:																			
Bsmnt Flr: 12 - Concrete				Override:				General:																			
Subfloor:				Total: 31 %					1	4	2																
Bsmnt Gar:				CALC SUMMARY				COMPARABLE SALES								SUB AREA											
Electric: 3 - Typical				Basic \$ / SQ: 90.00		Size Adj.: 1.35000002		Rate	Parcel ID	Typ	Date	Sale Price															
Insulation: 2 - Typical				Const Adj.: 0.98980200		Adj \$ / SQ: 120.261																					
Int vs Ext:				Other Features: 55000		Grade Factor: 1.00																					
Heat Fuel: 2 - Gas				NBHD Inf: 1.00000000		NBHD Mod:																					
Heat Type: 5 - Steam				LUC Factor: 1.00		Adj Total: 202402																					
# Heat Sys: 1				Depreciation: 62744		Final Total: 139657																					
% Heated: 100	% AC:			Depreciated Total: 139657																							
Solar HW: NO	Central Vac: NO																										
% Com Wall:	% Sprinkled:																										
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:															
SPEC FEATURES/YARD ITEMS				PARCEL ID 090.0-0002-0003.0												IMAGE											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value										
3	Garage	D	Y	1	12X18	A	AV	1930	26.57	T	40	101				3,400		3,400									
More: N	Total Yard Items:	3,400		Total Special Features:			Total:	3,400														AssessPro Patriot Properties, Inc					